

BELTLINE OVERLAY DISTRICT RESPONSES TO COMMUNITY QUESTIONS AND CONCERNS

1. *How were the Beltline Overlay District boundaries established?*

The district boundaries cover an area one mile wide (or a half mile on either side) of the Beltline corridor following streets and property lines; whereas a half mile is considered a reasonable walking distance for an average person. The Beltline Overlay District is the area of Atlanta where additional design and review are needed to support the intent of creating a pedestrian oriented environment around the Beltline project.

2. *Can the district boundaries be expanded?*

The district boundaries will be further evaluated during the preparation of the Beltline Sub-Area plans.

3. *Clarify reference to “Attachment A”.*

The format of the ordinance has been modified to clearly denote the front end of “Attachment A” which is the actual text amendment.

4. *In the event of property assemblage, do the requirements of the Beltline Overlay District apply to the portion of the property located outside the district boundary?*

The ordinance has been modified to ensure that the Beltline zoning requirements apply to the entirety of any new development partially or wholly within the district boundaries. This includes the application of Beltline standards to portions of land, outside the Beltline Overlay District boundaries, that may be consolidated into a new parcel through assemblage. See Section 16-26.003.

5. *The ordinance does not clearly describe the process after the required pre-application consultation.*

The purpose of the pre-application conference is to acquaint the potential applicant with the requirements of the ordinance, the Comprehensive Development Plan and other applicable planning studies, and other relevant criteria and procedures. The pre-application conference is not intended to be an exhaustive review of all potential issues and will not bind or preclude the City from enforcing all applicable regulations. It is intended to be informational only, and is not an approval in any manner of a proposal. The applicant will follow the established process for petitions that are under the purview of the Zoning Review Board and/or Board of Zoning Adjustments after the conduct of the pre-application conference. See Section 16-36.004(1).

6. *Please clarify the exemption of single-family properties zoned R-1 through R-5.*

Clarification of the exemption of properties zoned R-1 (Single family Residential) to R-5 (Two-family Residential) is paramount so that all parties understand the properties impacted. The clarification of this exemption has been included. See Section 16-36.001(1) and 16-36.004(3).

7. *Please clarify the language regarding exceptions made by the Director of Planning from a Special Administrative Permit for “certain classes” of special administrative permits.*

Clarification of the exemption of ‘certain classes’ of special administrative permits has been made so all parties understand the scope of what is to be exempted. See Section 16-36.004(3).

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8. *What is the Beltline Street Framework Plan and do we need it?*

Throughout Atlanta, connectivity between the Beltline and adjacent neighborhoods is a challenge due to large, underutilized and unconnected commercial and industrial properties. The vision of the Beltline supports, to the greatest degree possible, increasing connectivity across the City through the creation of new streets and pedestrian paths. The City's future street plans, including the Beltline Street Framework, is proposed to address new street connections that will be further evaluated and clarified as a part of the Beltline Sub-Area planning effort. See Sections 16-36.004(2) and 16-36.011(1)

9. *Should a "Unified Development Plan" be approved as part of a Special Administrative Permit?*

This concept is not applicable to the Beltline Overlay District ordinance and reference to it will be removed from the ordinance.

10. *Please do not allow this ordinance to minimize the significance of true open space.*

Clarification of the ordinance's language to define amenities to qualify as open space has been made consistent with existing City of Atlanta regulations. See Section 16-36.007.

11. *Can density and height incentives be provided for creation of new streets?*

Density and height restrictions shall continue to be governed by the existing underlying zoning and are outside the scope of this ordinance. Amendments to the ordinance regarding density and height requirements may be considered at a later date as a part of the Beltline Sub-Area planning process.

12. *Please develop appropriate height requirements with given distances of single-family residential areas.*

Height requirements shall continue to be governed by the existing underlying zoning and are outside the scope of this ordinance. Amendments to the ordinance regarding height limits may be considered at a later date as a part of the Beltline Sub-Area planning process.

13. *Are the buffer requirements adjacent to Beltline Transportation Corridor (TCU) adequate and necessary?*

A provision for a continuous buffer adjacent to the Beltline corridor is reserved and will be incorporated into the ordinance. See Section 16-36.011.

14. *Can transitional height and yard requirements be eliminated adjacent to railroad right-of-way?*

These requirements will be eliminated from the ordinance. However, a provision for a continuous buffer adjacent to the Beltline corridor is reserved and will be incorporated into the ordinance. See Section 16-36.011.

15. *Can the multiuse path width be increased from 10 feet to 15 feet?*

In order to support implementation of a multiuse path standard recommended in the Beltline Redevelopment Plan, the minimum trail width has been modified from 10 feet to 15 feet. See Section 16-36.011(4).

16. *Please allow drive-through facilities to be located outside of buildings.*

Revised language has been incorporated into the ordinance to allow drive-through facilities outside of buildings provided that drive-through windows are not located between a building and the street. See Section 16-36.011(5).

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17. *Should sight visibility requirements at intersections be amended to account for topographic differences?*

This ordinance prohibits any structures above a height of 2 ½ feet to be within 20 feet of an intersection, therefore, an amendment addressing topography and sight visibility is not necessary. See Section 16-36.012(5)

18. *Can it be a requirement to bury above ground utilities?*

Locating utilities underground would certainly promote the implementation of urban design concepts visualized for the Beltline corridor. However, the overall cost, on an individual parcel basis, presents an impediment to new development and rehabilitation of existing structures. See Section 16-36.012(6).

19. *Can a chart be provided to specify the widths for sidewalks, pedestrian walkways and trails?*

The ordinance has been modified to include a chart that will outline the widths required for sidewalks. This chart will assist in promoting ease of use of the ordinance and further enhance understanding of its requirements. See Section 16-36.013. The other widths referenced do not need a chart as they are static requirements noted in their respective sections appropriate to the pathway type.

20. *Should on-street parking or new streets be counted towards Usable Open Space Requirements?*

Usable Open Space regulations provide an incentive for developments to create high quality pedestrian environments. New streets improve pedestrian connectivity throughout neighborhoods and the creation of on-street parking, when accessible to the general public, serves to enhance the street environment in the following ways:

- calming traffic
- protecting pedestrians from moving vehicles
- providing activity on the street
- enhancing economic potential for street-facing retailers
- providing convenient visitor parking for residents

21. *Can the maximum allowable parking requirements be increased?*

The ordinance has been modified to increase the maximum allowed parking while ensuring a balance of appropriate parking requirements and density. See Section 16-36.020(2).

22. *Please allow pedestrian bridges and tunnels on private property.*

Revised language has been incorporated into the ordinance to allow pedestrian bridges and tunnels on private property when exceptional conditions exist pertaining to the particular property, which would preclude at-grade connections. See Section 16-36.022.

23. *Should off-site parking be allowed within 300 feet of its primary use without the requirement of a special exception?*

The ordinance has been modified to support an allowance of off-site parking within 600 feet (roughly 1/10 of a mile), in a shared arrangement, not within single family districts or areas and subject to the specific criteria. See Section 16-36.020(4).

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24. Can the Beltline Overlay District eliminate off-site accessory parking for commercial properties on residentially zoned parcels?

The ordinance has been modified to prohibit off-site commercial parking onto R-1 through R-5, RLC, PDH districts or immediately adjacent to single-family dwellings in RG-1, RG-2, MR-1 and MR-2 districts. See Section 16-36.020(4).

25. Can the Beltline Overlay District advocate more strongly for the preservation and rehabilitation of historic properties?

It is the intent of this ordinance to fully support the preservation of the historical character of the properties in the Beltline corridor. The inclusion of the staff of the Atlanta Urban Design Commission in the review of all proposed development that would qualify as historic is an integral part of the planning and analysis functions that will be implemented by the staff of the Bureau of Planning. However, the identification of specific historic sites is outside the scope of this ordinance. Review of historic properties shall occur, as necessary, during the upcoming Beltline Sub-Area planning process and the historic designation process will be coordinated by the Atlanta Urban Design Commission in accordance with established regulations. In the interim, the ordinance has been revised to prohibit demolition of structures 50 years or older for the purpose of creating open space. See Section 16-36.006.

26. Ordinance needs to be modified to ensure consistency and definition of terms that are not already incorporated into the ordinance.

The ordinance has been modified to be consistent with the existing format of the zoning ordinance, to incorporate definitions for various terms, to provide clarification of concepts and for purposes of cross referencing.